Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk

Knightsdale Road

The Dales, Ipswich, IP1 4JQ

Asking price £250,000

2 1 1 E

Knightsdale Road

The Dales, Ipswich, IP1 4JQ

Asking price £250,000

Being offered for sale with no onward chain and positioned within a short distance of local shops and facilities this is a fantastic opportunity for someone to maximise the potential that the bungalow has to offer and a property that has never before been on the open market since new.

Front Garden

Enclosed by a low brick wall with paved area, lawn and inset flowerbeds. Triple length driveway parking leading to a fence and gate with potential for additional car parking behind that.

Porch

Double glazed front entrance door into the porchway with a further glazed door through to the hallway.

Entrance Hallway

Door to the airing cupboard with an Economy 7 storage heater, loft has ample extra insulation as a result of a previous government grant.

Lounge

14'10" x 11'9" (4.52m x 3.58m)

Replacement double glazed picture window to front which is south facing making this an extremely sunny and pleasant room for a good part of the day. The room is not immediately overlooked from the front and with open views down Knightsdale Road towards Dales Road. The focal point of the room is an original tiled fireplace surround incorporating a Parkray fire (we believe from the vendors that the chimney has ben capped), gas wall heater and a glazed door from the hallway.

Kitchen

10'6" x 7'4" (3.20m x 2.24m)

Single drainer sink unit, window to rear overlooking the conservatory and the garden, tiling, sliding door to a built-in pantry cupboard with shelving and window to side. Double glazed door leading to the side, storage heater, tiled floor, half-tiled walls, eye-level cupboards, base drawers and cupboards plus a breakfast bar.

Conservatory

9'3" x 8'9" (2.82m x 2.67m)

Fully glazed conservatory both south and westerly facing which gets a good deal of sun especially in the afternoons and it overlooks the garden so a very pleasant spot to sit having a cuppa or an afternoon glass of wine.

Bedroom One

12'11" x 10'5" (3.94m x 3.18m)

Secondary double glazed window to front, gas wall heater and fitted bedroom furniture comprising double wardrobes and eye-level cupboards.

Bedroom Two

12'9" x 10'4" (3.89m x 3.15m)

Gas wall heater, secondary double glazed window to rear overlooking the garden and triple sliding doors to built-in wardrobe.

Bathroom

7'7" x 6'7" (2.31m x 2.01m)

Original steel bath, wash basin and a W.C. Radiator, bar fire, tiled floor, secondary double glazed window to the rear and access to the loft space.

Rear Garden

One of the major selling points of the property is an enormous triangular shaped garden probably 110' in depth by approximate 100' in width at its maximum measurement at the rear. The garden is largely laid to lawn with a good selection of established shrubs, enclosed by panel fencing on one side and high hedging on the other which provides screening. The garden

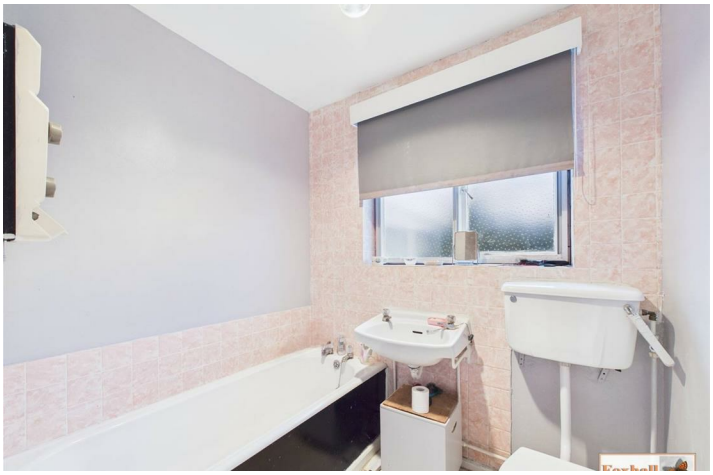
backs onto woodland and is completely un-overlooked from the rear with a number of established trees and teaming with wildlife.

Side Garden

Concreted providing ample opportunity for further car park space and is accessed via a sturdy wooden gate and side fence. In the side garden there is a ramp with hand rails leading down from the back kitchen door and there's also a good condition 16' x 8' timber shed which has been re-felted within the last two years and has been regularly exterior re-treated. There are two windows to side and interior boarding to the shed.

Agents Notes

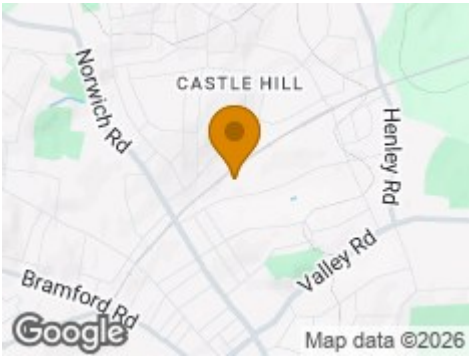
Tenure - Freehold
Council Tax Band - B



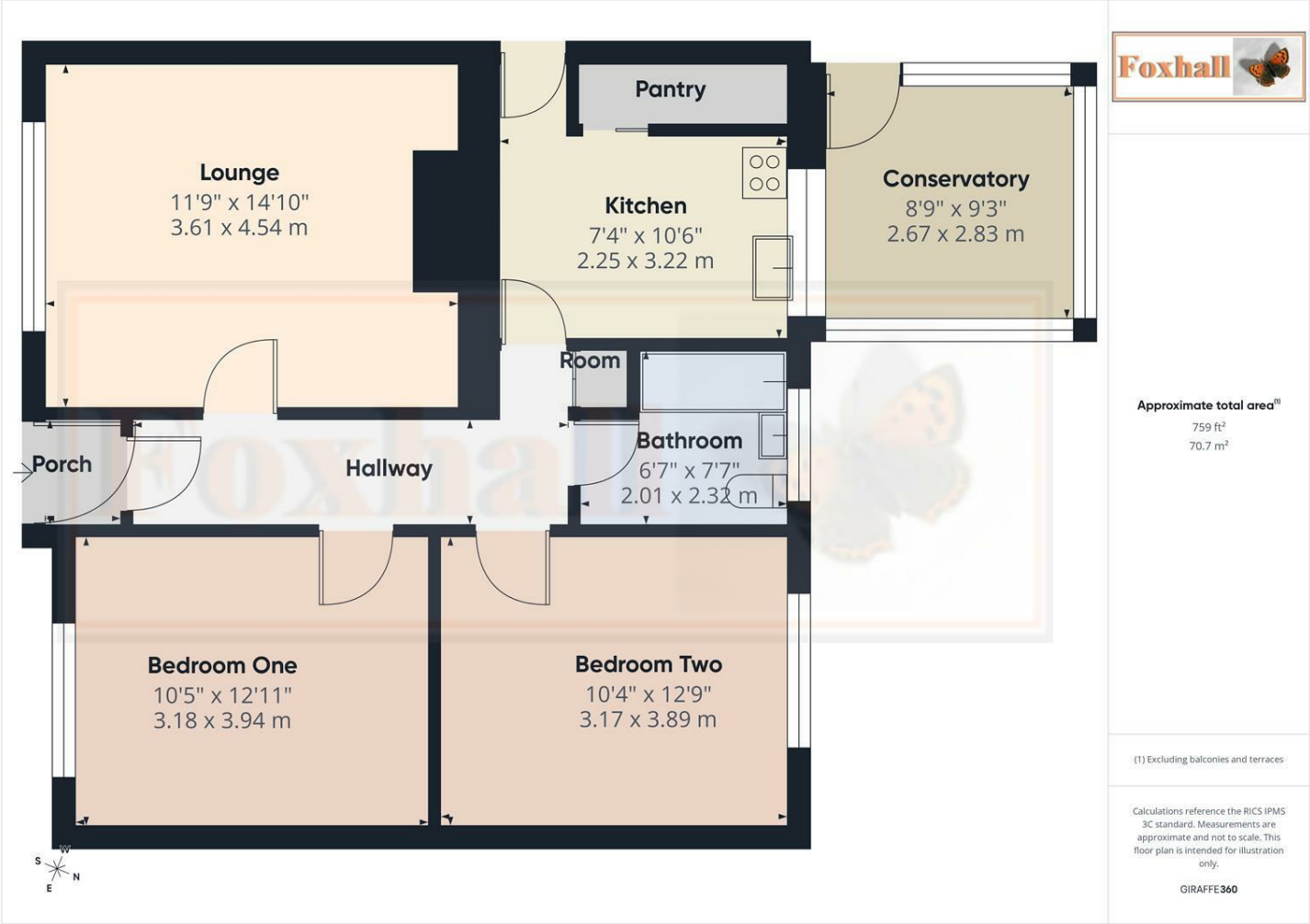
Road Map

Hybrid Map

Terrain Map



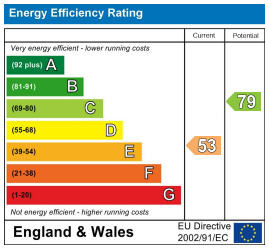
Floor Plan

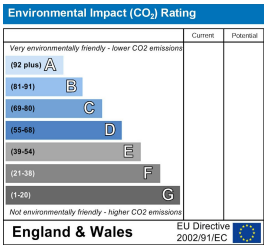


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.